

## SECTION 2 NON-RESIDENTIAL DISTRICTS

### 8.01 H - HIGHWAY DISTRICT

### 8.02 GENERAL PURPOSE AND DESCRIPTION:

This District is intended to provide for a variety of office, retail, and service uses for the purpose of creating a high quality mixture of land uses along S.H. 121. Uses in this District are expected to provide service to a large trade area and be compatible with the future freeway section proposed for S.H. 121. This District is also designed to allow multi-story construction. Uses requiring outside storage will be prohibited, but outside display, such as a new car dealership, will be permitted.

### 8.03 PERMITTED USES:

Uses permitted in the "H" District are outlined in Article II, Section 3.

### 8.04 AREA REGULATIONS:

#### A. Size of Yards:

#### 1. Minimum Front Yard - Fifty feet (50')

|                                 |                      | Adjacent to<br>Districts RE<br>Through PH | Adjacent to All<br>Other Districts | Adjacent to<br>Dedicated<br>Street |
|---------------------------------|----------------------|---|------------------------------------|------------------------------------|
| 2. Minimum<br>Side Yard<br>for: | 1 story<br>structure | Twenty-five<br>feet (25')                 | Twenty feet<br>(20')               | Thirty feet<br>(30')               |
|                                 | 2 story<br>structure | Sixty feet (60')                          | Twenty feet<br>(20')               | Thirty feet<br>(30')               |
|                                 | 3 story<br>structure | Sixty feet (60')                          | Twenty feet<br>(20')               | Thirty feet<br>(30')               |

#### 3. Minimum Rear Yard for:

|                      |                           |                           |                      |
|----------------------|---------------------------|---------------------------|----------------------|
| 1 story<br>structure | Twenty-five<br>feet (25') | Twenty-five<br>feet (25') | Thirty feet<br>(30') |
| 2 story<br>structure | Sixty feet (60')          | Thirty feet<br>(30')      | Thirty feet<br>(30') |
| 3 story<br>structure | Eighty-five feet<br>(85') | Thirty feet<br>(30')      | Thirty feet<br>(30') |

#### B. Size of Lot:

- Minimum Lot Area** - Twelve thousand, five hundred (12,500) square feet
- Minimum Lot Width** - One hundred feet (100')

- 3. **Minimum Lot Depth** - One hundred twenty-five feet (125')
- C. **Maximum Height** – No maximum, but height is limited to two (2) stories no greater than forty (40) feet within two hundred (200) feet of property zoned or developed as Single-Family or Two-Family.
- D. **Maximum Lot Coverage:** Fifty percent (50%)
- E. **Maximum Floor Area Ratio** - 4:1 (See Article VI, Appendix 1, Illustration #1)

8.05 **OTHER REGULATIONS:**

- A. As required by:
  - 1. Off-Street Parking Requirements, Article IV, Section 4
  - 2. Special and Additional Supplementary Regulations, Article IV, Section 9
  - 3. Accessory Building and Use Regulations, Article IV, Section 7
  - 4. Site Plan Approval, Article IV, Section 1
  - 5. Landscape Requirements, Article IV, Section 2
  - 6. Screening Fence and Wall Standards, Article IV, Section 5
  - 7. Lighting and Glare Standards, Article IV, Section 6
- B. Outside storage is prohibited.